STATE OF NEW JERSEY

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DEPARTMENT OF LABOR AND INDUSTRY

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NEW JERSEY

Residential Building Permits

1980 SUMMARY

State of New Jersey
Department of Labor and Industry
Division of Planning and Research
Office of Demographic and Economic Analysis
C N 388
Trenton, New Jersey 08625

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This report summarizes residential building permit statistics for New Jersey covering the full year 1980. These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow-up contacts with municipalities that did not originally report on a monthly basis. Further information on building permit statistics can be obtained by contacting William Birkholtz, Division of Planning and Research, telephone 609/292-0076.

Homebuilding Plummets to Record Low in 1980

Extremely high mortgage interest rates prevailed throughout 1980, even with the economy in recession during much of the year. As a result, the number of dwelling units authorized for construction in New Jersey dropped to the lowest level for any year since complete recordkeeping began in 1960. With final tabulation of late reports complete, planned 1980 homebuilding totalled only 22,300 units. The previous low, established in the recession year of 1975, was 23,200.

Compared with the 1979 total of 34,900 units, the volume in 1980 was down by 12,600, or 36%. This marked the second straight yearly decline in residential construction figures. In 1978, 39,100 dwellings were authorized for construction in New Jersey.

At the national level the homebuilding industry also fared poorly although the percentage decline from 1979 was not nearly so severe. Units authorized in the United States were off by 23%, compared with the

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TABLE 1

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY

1960-1980

Year	RESIDENTIAL CONSTRUCTION COSTS (thousands)			DWELLING UNITS AUTHORIZED (number)					
	Total	New Buildings	Additions & Alterations	Total	Single Family	Two Family	3-or-4 Family	5-or-More Family	Public
1960	$ 558,591	$ 497,534	$ 61,057	41,166	30,690	2,570	599	6,244	1,063
1961	622,482	553,029	69,453	46,963	29,555	2,784	733	10,525	3,366
1962	618,663	549,825	68,838	46,655	29,025	2,638	790	13,708	494
1963	681,597	608,660	72,937	54,488	28,685	3,036	891	21,191	685
1964	778,540	704,809	73,731	68,078	27,673	2,889	1,014	35,284	1,218
1965	804,151	727,586	76,565	64,933	30,675	3,684	822	28,040	1,712
1966	665,653	588,874	76,779	50,163	23,868	2,830	1,883	19,258	2,324
1967	652,963	572,646	80,317	46,958	24,380	2,338	1,092	17,412	1,736
1968	680,816	597,980	82,836	43,661	23,781	2,586	705	14,040	2,549
1969	661,820	562,616	99,204	37,887	21,030	2,814	787	12,854	402
1970	702,116	599,034	103,082	39,897	19,571	2,102	713	16,789	722
1971	990,471	876,144	114,327	58,040	28,424	2,912	1,098	24,589	1,017
1972	1,200,400	1,062,430	137,970	65,539	29,602	3,648	1,383	30,309	597
1973	1,187,837	1,030,506	157,331	52,145	27,851	2,322	1,138	20,376	458
1974	764,704	588,291	176,413	25,878	14,994	1,344	336	8,695	509
1975	751,581	574,101	177,480	23,215	15,720	1,220	502	5,523	250
1976	1,033,733	832,433	201,300	32,528	20,551	1,974	521	8,644	838
1977	1,206,053	998,931	207,122	34,887	23,689	1,808	459	8,220	711
1978	1,503,974	1,262,831	241,143	39,058	27,672	2,142	617	7,583	1,044
1979	1,575,051	1,274,353	300,698	34,908	22,759	1,906	618	8,845	780
1980	1,354,770	1,010,084	344,686	22,257	14,663	1,594	316	5,137	547

	NEW JERSEY		UNITED STATES	
	Units Authorized	% Change From Previous Year	Units 1/ Authorized (000)	% Change From Previous Year
1978	39,058	+ 12.0	1,800.5	- 0.3 2/
1979	34,908	- 10.6	1,551.8	- 13.8
1980	22,257	- 36.2	1,190.6	- 23.3

1/ U.S. Bureau of the Census 16,000 Place Series for privately owned residential construction. U.S. data for public housing was undergoing revision at the time of this printing.

2/ 1977-1978 change for U.S. as measured by 14,000 Place Series, now discontinued.

36% drop here. In the previous two years residential construction in New Jersey had compared favorably with national trends.

All Types of New Housing Decline

Statistics by housing type for 1980 showed an across the board decline when compared to 1979 data. All categories of dwellings--single family, 2-to-4 family, apartments and public housing units--showed lower numbers of authorizations than in the previous year.

The two major components of residential construction, single family and five-or-more family structures (apartments), both fell to levels somewhat below their previous record lows. In absolute terms, the drop from 1979 was much greater in the single family component, where the number of units authorized fell by 8,100 to a 1980 total of 14,100. Planned apartment construction was off by 3,700 to 5,100 units. Although single family homebuilding absorbed most of the 1979 to 1980 loss,

TABLE II
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
ANNUAL SUMMARY 1980

County	Cost of Residential Construction			Dwelling Units Authorized					
	Total (000's)	New Buildings (000's)	Additions & Alterations (000's)	Total	Private				Public
					Single Family	Two Family	3-4 Family	5 or More	
ALL COUNTIES	$1,354,769.5	$1,010,084.0	$344,685.5	22,257	14,663	1,594	316	5,137	547
Altantic	69,255.1	56,385.2	12,869.9	1,290	700	74	13	503	
Bergen	146,875.3	92,503.7	54,371.6	1,310	864	194		252	
Burlington	47,857.6	38,189.1	9,668.5	924	872	6		46	
Camden	62,038.1	48,182.4	13,855.7	1,460	1,206	114		40	100
Cape May	96,463.5	81,225.9	15,237.6	1,564	583	476	33	472	
Cumberland	14,589.5	10,453.9	4,135.6	223	201	14	3	5	
Essex	81,260.8	44,964.6	36,296.2	1,225	180	32	4	1,009	
Gloucester	45,167.5	36,027.4	9,140.1	993	809	82		102	
Hudson	50,153.1	33,211.1	16,942.0	1,188	104	194	18	872	
Hunterdon	30,746.4	25,704.8	5,041.6	472	448			24	
Mercer	51,260.4	34,582.0	16,678.4	512	495			17	
Middlesex	101,077.8	79,066.3	22,011.5	1,918	1,199	100	4	411	204
Monmouth	134,664.5	109,481.5	25,183.0	2,358	1,612	8	52	686	
Morris	122,218.6	100,266.0	21,952.6	1,773	1,364	6	19	284	100
Ocean	134,449.9	110,352.2	24,097.7	2,950	2,465	156	105	224	
Passaic	47,486.6	32,431.8	15,054.8	661	364	24	8	122	143
Salem	9,579.2	6,924.3	2,654.9	170	146	24			
Somerset	37,394.1	26,025.8	11,368.3	453	390	24	7	32	
Sussex	27,411.5	20,583.3	6,828.2	370	352			18	
Union	32,091.6	16,553.4	15,538.2	319	185	66	50	18	
Warren	12,728.4	6,969.3	5,759.1	124	124				

activity in this segment has been much more vigorous in recent years. After sinking to a low of about 15,000 units, during the 1974-1975 economic downturn, construction of single family units rose steadily, and in 1978 exceeded 27,000, a level consistent with the annual totals recorded in the early 1970s. Apartment building, by contrast, never really rebounded from its 1975 low of 5,500 units authorized. In the late 1970s the average number of apartment units planned annually rose to only about 8,000, compared with an average of 25,000 per year at the beginning of the decade.

Ocean County Top Choice of Homebuilders

Ocean topped all other New Jersey counties in the amount of 1980 homebuilding authorized, continuing a remarkable string of 13 consecutive years that Ocean has been the state leader in new residential construction. On the outer fringe of growth emanating from the population centers of northeastern New Jersey, the County has long proved an attractive site both for conventional housing and for development of new retirement communities.

Following Ocean County's total of 2,950 units authorized came Monmouth County, with 2,358 new dwellings approved. Middlesex County reported the third largest amount of new homebuilding, with 1,918 units.

Morris and Cape May counties, with the fourth and fifth highest totals, were two of only three New Jersey counties to show more residential construction in 1980 than in 1979. These two areas plus Hudson County succeeded in bucking the overall trend that saw 18 of New Jersey's 21 counties decline in homebuilding activity.

TABLE III
NEW JERSEY COUNTIES RANKED BY NUMBER
OF DWELLING UNITS AUTHORIZED

	1980			1979	
	County	# of Units Authorized		County	# of Units Authorized
1.	Ocean	2,950	1.	Ocean	5,170
2.	Monmouth	2,358	2.	Middlesex	5,049
3.	Middlesex	1,918	3.	Camden	3,181
4.	Morris	1,773	4.	Monmouth	2,965
5.	Cape May	1,564	5.	Burlington	2,545
6.	Camden	1,460	6.	Morris	1,733
7.	Bergen	1,310	7.	Bergen	1,689
8.	Atlantic	1,290	8.	Gloucester	1,512
9.	Essex	1,225	9.	Essex	1,495
10.	Hudson	1,188	10.	Atlantic	1,402
11.	Gloucester	993	11.	Somerset	1,264
12.	Burlington	924	12.	Cape May	1,240
13.	Passaic	661	13.	Hudson	1,030
14.	Mercer	512	14.	Passaic	815
15.	Hunterdon	472	15.	Mercer	767
16.	Somerset	453	16.	Union	728
17.	Sussex	370	17.	Sussex	662
18.	Union	319	18.	Hunterdon	644
19.	Cumberland	223	19.	Warren	458
20.	Salem	170	20.	Salem	281
21.	Warren	124	21.	Cumberland	278

Sharp reductions in new construction were most prevalent in counties that has showed the greatest amount of building activity in recent years. Even though Ocean County was the state leader in both 1979 and 1980 the number of housing units authorized there fell by more than 2,000 over the year. In Middlesex, the drop was even sharper--from over 5,000 new dwellings in 1979 to less than 2,000 in 1980. Camden and Burlington counties also registered over-the-year declines in excess of 1,500 units.

In terms of individual municipalities, the highest number of units authorized in 1980 were reported in the state's two largest cities, Newark and Jersey City. New apartment construction comprised the bulk of the 951 units planned in Jersey City and the 749 approved for construction in Newark. Fast-growing Berkeley and Manchester Townships in Ocean County each reported about 500 new dwellings in 1980. Communities with around 400 units authorized included Manalapan Twp. (Monmouth Co.), Gloucester Twp. (Camden Co.), Old Bridge Twp. (Middlesex Co.), and Ocean City (Cape May Co.).

Residential Construction Spending Declines in 1980

Planned expenditures for residential construction in New Jersey as reported to local construction officials on building permit applications dropped to $1.35 billion in 1980. In 1979, $1.58 billion in spending was planned. The decline, the first since 1975, occurred entirely within the new construction component. In spite of sharply higher costs per unit reported for both single family homes and apartments, the drastically lower number of new units authorized resulted in a smaller dollar volume of construction expenditures.

TABLE IV
AVERAGE CONSTRUCTION COSTS OF DWELLING UNITS
AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY
1970-1980

Year	Single Family		5-or-More Family	
	Cost Per Unit	Annual Change	Cost Per Unit	Annual Change
1970	$19,850	---	$ 9,850	---
1971	20,550	+ 3.5%	9,500	- 3.6%
1972	22,000	+ 7.1%	11,150	+ 17.4%
1973	24,250	+ 10.2%	14,750	+ 32.3%
1974	27,450	+ 13.2%	16,250	+ 10.2%
1975	29,000	+ 5.6%	14,700	- 9.5%
1976	30,800	+ 6.2%	16,050	+ 9.2%
1977	32,850	+ 6.7%	19,600	+ 22.1%
1978	36,300	+ 10.5%	23,450	+ 19.6%
1979	42,350	+ 16.7%	25,700	+ 9.6%
1980	51,600	+ 21.8%	34,600	+ 34.6%
10-Year Average		+ 10.2%		+ 14.2%

NOTE: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

TABLE V
HOUSING UNITS AUTHORIZED FOR DEMOLITION
IN NEW JERSEY
1979-1980

Type of Building	Number of Units		Percent Change
	1980	1979	
Single-Family	1,611	1,762	- 8.6
2-Family	602	594	+ 1.3
3-4 Family	1,721	324	+ 431.2
5-or-More Vamily	1,750	2,785	- 37.2
Total	5,684	5,465	+ 4.0

Spending on additions and alterations to existing structures, however, continued to rise, as it has every year since the early 1960s. Spending on improvements to residential structures totalled $345 million in 1980, compared with $301 million in 1979.

Change in Housing Stock

The number of housing units authorized for demolition in New Jersey totalled 5,684 in 1980, slightly more than in 1979. As usual, much of the demolition activity occurred in the large older population centers such as Newark, Jersey City, Elizabeth and Paterson, Atlantic City, where casino related development has spurred urban renewal activities, also reported a substantial number of housing units scheduled to be razed.

New Jersey's stock of housing units showed an implied 1/ net gain of 16,573 in 1980, assuming that all projects authorized by construction and demolition permits will be carried out.

1/ The building permit series represents the major portion of housing stock changes to the degree information is completely and accurately reported by local officials. Some components of housing stock change, such as mobile home placements and conversions of seasonal housing units to year-round use, are not normally identified in the regular reporting system. These changes are not incorporated in the calculation of implied housing increases, nor are the nonresidenital conversions shown on page 11.

TABLE VI

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
BY MONTH, THE STATE OF NEW JERSEY, 1980

	Cost of Residenital Construction			Dwelling Units Authorized					
	Total (000's)	New Buildings (000's)	Additions & Alterations (000's)	Total	Private				Public
					Single Family	Two Family	3-4 Family	5 or More	
January	$ 54,884	$ 40,277	$ 14,607	893	754	92	0	47	0
February	62,325	43,940	18,385	881	594	50	14	80	143
March	81,973	60,766	21,207	1,477	810	120	0	447	100
April	87,264	56,970	30,294	1,235	731	114	34	356	0
May	77,291	48,340	28,951	1,078	762	62	7	247	0
June	120,325	91,970	28,355	2,120	1,032	204	25	759	100
July	115,000	84,308	30,692	1,994	1,159	168	18	649	0
August	125,471	98,981	26,490	1,970	1,314	82	29	545	0
September	133,897	105,292	28,605	2,484	1,599	192	27	666	0
October	141,912	112,076	29,836	2,495	1,557	168	81	485	204
November	105,338	83,780	21,558	1,811	1,330	148	37	296	0
December	104,485	86,494	17,991	1,630	1,382	104	15	129	0
Sub-total	$1,210,165	$ 913,194	$296,971	20,068	13,024 13,024	1,504	287	4,706	547
*Undistributed	$ 144,605	$ 96,890	$ 47,715	2,189	1,639	90	29	431	0
Total	$1,354,770	$1,010,084	$344,686	22,257	14,663	1,594	316	5,137	547

* Information received too late for tabulation on a monthly basis.

MUNICIPALITIES WITH NONRESIDENTIAL BUILDINGS CONVERTED TO DWELLING UNITS

In 1980 for the first time, survey forms used to collect building permit information contained a question on housing units created through conversions. The question was limited to those units created by converting a nonresidential structure to residential use, e.g., an abandoned factory into apartments or a store into housing units.

Data for additional units created in residential structures, such as changing a one family home to a two-family or a seasonal house to year-round use, are shown only in terms of construction cost figures for "Additions and Alternations." No separate housing unit counts are tabulated.

Communities reporting new housing authorizations for 1980 based on conversion of nonresidential properties are shown below.

County	Municipality	Dwelling Units
Atlantic	Brigantine	4
	Egg Harbor	1
Bergen	Lodi	7
	Lyndhurst Twp.	1
Cape May	Ocean City	2
	Sea Isle City	5
Cumberland	Vineland	11
Gloucester	Paulsboro	4
Hudson	Bayonne	2
	Weehawken Twp.	71
Mercer	Trenton	337
Middlesex	Middlesex Boro	2
	South River	2
	Woodbridge Twp.	6
Monmouth	Holmdel Twp.	1
Salem	Oldmans Twp.	1
Somerset	Bound Brook	1
	Hillsborough Twp.	1
Union	Elizabeth	1
	Summit	1
	Total	461

NOTES ON TABLE VII
ANNUAL DATA FOR MUNICIPALITIES

Because of increased demand for demolitions information, data at the municipal level are included in this report. Included are aggregate totals for the years 1970-1979 and a separate figure for the year 1980.

In order to conserve space, municipal statistics for authorizations of 2-family and 3-to-4 family homes have been consolidated. Also, public housing does not appear as a separate column but is included in the data by type of structure. Shown below are communities reporting public housing activity in 1980 and the number of public housing units included in their "5-or-more family" category totals.

Municipalities with Public Housing

These figures are included in the 5-or-more Family category on the municipal pages.

Camden County	-	Haddon Twp.	-	100 units
Middlesex County	-	Old Bridge Twp.	-	204 units
Morris County	-	Morris Twp.	-	100 units
Passaic County	-	Paterson	-	143 units

Completeness of Data

All municipalities in New Jersey that issue building permits reported their activity for 1980.

TABLE VII

NEW JERSEY

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS

ANNUAL SUMMARY

1980

	Dwelling Units Authorized				Residential Demolitions	
ATLANTIC COUNTY	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Absecon City	28	28			13	1
Atlantic City	316	6		310	3,900	836
Brigantine City	193	117	76		21	7
Buena Boro	0				12	0
Buena Vista Twp.	6	6			3	0
Corbin City	3	3			0	0
Egg Harbor Twp.	99	99			106	27
Egg Harbor City	9	9			19	0
Estell Manor City	10	10			8	0
Folsom Boro	4	4			0	0
Galloway Twp.	205	141	3	61	24	5
Hamilton Twp.	219	87		132	59	6
Hammonton Town	12	12			40	1
Linwood City	23	23			19	2
Longport Boro	3	3			9	0
Margate City	27	27			21	15
Mullica Twp.	26	26			1	0
Northfield City	12	12			25	3
Pleasantville City	13	13			120	9
Port Republic City	3	3			1	0
Somers Point City	46	46			52	0
Ventnor City	24	16	8		28	6
Weymouth Twp.	9	9			2	0
Total	1,290	700	87	503	4,483	918
BERGEN COUNTY						
Allendale Boro	47	35		12	7	0
Alpine Boro	3	3			3	0
Bergenfield Boro	3	3			34	0
Bogota Boro	0				7	0
Carlstadt Boro	3	1	2		19	0
Cliffside Park Boro	98	78	20		51	4
Closter Boro	8	8			6	0
Cresskill Boro	4	4			15	0
Demarest Boro	1	1			1	1
Dumont Boro	11	11			7	0

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1980

BERGEN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
East Rutherford Boro	28		8	20	47	5
Edgewater Boro	49		6	43	18	12
* Elmwood Park Boro	14		14		40	7
Emerson Boro	4	4			7	0
Englewood City	13	11	2		301	6
Englewood Cliffs Boro	18	18			2	0
Fair Lawn Boro	11	11			30	1
Fairview Boro	19	1	18		51	2
Fort Lee Boro	96	70	26		237	13
Franklin Lakes Boro	68	68			16	0
Garfield City	6	2	4		89	14
Glen Rock Boro	3	3			5	0
Hackensack City	14	1	2	11	587	94
Harrington Park Boro	14	14			6	0
Hasbrouck Heights Boro	11	7	4		9	0
Haworth Boro	1	1			4	0
Hillsdale Boro	4	4			27	0
Hohokus Boro	9	9			6	0
Leonia Boro	1	1			12	0
Little Ferry Boro	6		6		20	1
Lodi Boro	12	2	10		237	6
Lyndhurst Twp.	31	1	6	24	49	1
Mahwah Twp.	76	76			13	0
Maywood Boro	4	2	2		8	0
Midland Park Boro	9	9			23	4
Montvale Boro	11	11			18	4
Moonachie Boro	6	6			11	1
New Milford Boro	5	5			11	1
North Arlington Boro	1	1			10	0
Northvale Boro	1	1			4	1
Norwood Boro	19	19			4	0
Oakland Boro	11	11			22	4
Old Tappan Boro	12	12			0	0
Oradell Boro	10	10			10	1
Palisades Park Boro	36		36		83	17

* East Paterson Boro name changed to Elmwood Park Boro, January 1, 1973.

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1980

	Dwelling Units Authorized				Residential Demolitions	
BERGEN COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Paramus Boro	63	63			36	4
Park Ridge Boro	4	4			14	0
Ramsey Boro	29	29			38	7
Ridgefield Boro	6	6			21	1
Ridgefield Park Vil.	5	1	4		20	0
Ridgewood Vil.	9	9			32	2
River Edge Boro	3	3			14	0
River Vale Twp.	63	17		46	6	1
Rochelle Park Twp.	0				11	2
Rockleigh Boro	0				0	0
Rutherford Boro	22	22			55	4
Saddle Brook Twp.	13	3	10		23	5
Saddle River Boro	18	18			6	0
South Hackensack Twp.	2		2		26	0
Teaneck Twp.	4	2	2		21	0
Tenafly Boro	15	9	6		35	7
Teterboro Boro	0				0	0
Upper Saddle River Boro	14	14			7	0
Waldwick Boro	4	4			14	3
Wallington Boro	5	1	4		22	4
Washington Twp.	18	18			14	0
Westwood Boro	4	4			28	1
Woodcliff Lake Boro	10	10			4	0
Wood-Ridge Boro	98	2		96	21	0
Wyckoff Twp.	90	90			4	5
Total	1,310	864	194	252	2,639	246
BURLINGTON COUNTY						
Bass River Twp.	2	2			19	0
Beverly City	1	1			4	2
Bordentown City	0				19	1
Bordentown Twp.	5	5			33	0
Burlington City	4	4			115	3
Burlington Twp.	11	11			40	2
Chesterfield Twp.	6	6			16	0
Cinnaminson Twp.	4	4			28	0
Delanco Twp.	0				6	0
Delran Twp.	3	3			29	2

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1980

BURLINGTON COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Eastampton Twp.	0				18	1
Edgewater Park Twp.	2	2			10	0
Evesham Twp.	156	156			31	0
Fieldsboro Boro	0				1	0
Florence Twp.	6	6			7	0
Hainesport Twp.	8	8			26	0
Lumberton Twp.	3	3			11	1
Mansfield Twp.	9	9			7	0
Maple Shade Twp.	1	1			43	3
Medford Twp.	139	139			20	4
Medford Lakes Boro	2	2			0	0
Moorestown Twp.	17	17			40	1
Mt. Holly Twp.	0				56	6
Mt. Laurel Twp.	362	360	2		63	0
New Hanover Twp.	0				0	1
North Hanover Twp.	10	10			6	0
Palmyra Boro	48	2		46	10	1
Pemberton Boro	0				14	0
Pemberton Twp.	14	14			73	0
Riverside Twp.	12	8	4		16	4
Riverton Boro	1	1			1	0
Shamong Twp.	19	19			2	0
Southampton Twp.	9	9			2	0
Springfield Twp.	9	9			2	0
Tabernacle Twp.	47	47			5	0
Washington Twp.	1	1			1	0
Westampton Twp.	7	7			4	0
Willingboro Twp.	2	2			2	0
Woodland Twp.	1	1			0	0
Wrightstown Boro	3	3			5	0
Total	924	872	6	46	785	32
CAMDEN COUNTY						
Audubon Boro	2	2			2	0
Audubon Park Boro	0				0	0
Barrington Boro	2	2			3	0
Bellmawr Boro	6	6			11	1
Berlin Boro	7	7			26	3

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CAMDEN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Berlin Twp.	19	19			14	1
Brooklawn Boro	2	2			0	0
Camden City	0				2,623	256
Cherry Hill Twp.	183	183			137	18
Chesilhurst Boro	0				1	0
Clementon Boro	6	6			42	3
Collingswood boro	2	2			15	2
Gibbsboro Boro	3	3			9	0
Gloucester City	0				36	4
Gloucester Twp.	419	333	86		65	18
Haddon Twp.	105	5		100	20	0
Haddonfield Boro	11	11			11	2
Haddon Heights Boro	2	2			15	0
Hi-Nella Boro	0				0	0
Laurel Springs Boro	3	3			4	0
Lawnside Boro	2	2			32	1
Lindenwold Boro	42	24	18		25	1
Magnolia Boro	10	10			5	2
Merchantville Boro	0				8	1
Mt. Ephraim Boro	2	2			15	0
Oaklyn Boro	0				3	0
Pennsauken Twp.	95	95			55	8
Pine Hill Boro	26	26			20	0
Pine Valley Boro	0				1	0
Runnemede Boro	5	5			12	0
Somerdale Boro	3	3			12	0
Stratford Boro	1	1			8	1
Tavistock Boro	0				0	0
Voorhees Twp.	345	335	10		29	0
Waterford Twp.	27	27			29	3
Winslow Twp.	127	87		40	32	1
Wood-Lynne Boro	3	3			3	0
Total	1,460	1,206	114	140	3,323	326
CAPE MAY COUNTY						
Avalon Boro	149	41	42	66	29	18
Cape May City	57	5	36	16	55	2
Cape May Point Boro	11	11			3	0
Dennis Twp.	75	75			9	0
Lower Twp.	147	145	2		39	3

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	Dwelling Units Authorized				Residential Demolitions	
CAPE MAY COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Middle Twp.	58	56	2		108	4
North Wildwood City	113	25	30	58	190	19
Ocean City	384	28	195	161	210	71
Sea Isle City	319	3	166	150	45	18
Stone Harbor Boro	26	12	14		11	4
Upper Twp.	152	150	2		9	0
West Cape May Boro	11	11			3	1
West Wildwood Boro	1	1			0	1
Wildwood City	5	3	2		399	30
Wildwood Crest Boro	53	14	18	21	19	0
Woodbine Boro	3	3			24	0
Total	1,564	583	509	472	1,153	171
CUMBERLAND COUNTY						
Bridgeton City	2	2			328	27
Commercial Twp.	26	26			40	12
Deerfield Twp.	10	10			5	0
Downe Twp.	1	1			5	0
Fairfield Twp.	6	6			15	15
Greenwich Twp.	0				3	0
Hopewell Twp.	14	14			0	0
Lawrence Twp.	15	15			0	0
Maurice River Twp.	11	11			26	2
Millville City	23	23			141	9
Shiloh Boro	0				0	0
Stow Creek Twp.	8	8			1	0
Upper Deerfield Twp.	19	19			33	2
Vineland City	88	66	17	5	526	35
Total	223	201	17	5	1,123	102
ESSEX COUNTY						
Belleville Town	12	2	10		87	4
Bloomfield Town	16	2	14		127	1
Caldwell Boro	0				8	0
Cedar Grove Twp.	42	42			9	1
East Orange City	2		2		309	150

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	Dwelling Units Authorized				Residential Demolitions	
ESSEX COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Essex Fells Boro	2	2			0	0
Fairfield Boro	36	36			35	7
Glen Ridge Boro	0				0	0
Irvington Twon	135			135	183	83
Livingston Twp.	29	29			43	6
Maplewood Twp.	0				30	3
Millburn Twp.	10	8	2		14	0
Montclair Town	136	3	2	131	122	0
Newark City	749		6	743	15,136	1,421
North Caldwell Boro	17	17			4	0
Nutley Town	5	5			29	4
Orange City	0				168	20
Roseland Boro	5	5			15	0
South Orange Village Twp.	1	1			31	4
Verona Boro	7	7			27	0
West Caldwell Boro	5	5			11	1
West Orange Town	16	16			76	8
Total	1,225	180	36	1,009	16,464	1,713
GLOUCESTER COUNTY						
Clayton Boro	17	17			27	3
Deptford Twp.	62	62			177	9
East Greenwich Twp.	18	18			5	0
Elk Twp.	18	18			0	0
Franklin Twp.	112	108	4		42	8
Glassboro Boro	1	1			58	7
Greenwich Twp.	10	10			4	0
Harrison Twp.	17	17			3	1
Logan Twp.	35	35			48	3
Mantua Twp.	11	11			12	1
Monroe Twp.	123	123			51	5
National Park Boro	1	1			5	0
Newfield Boro	1	1			10	1
Paulsboro Boro	17	17			46	6
Pitman Boro	8	2		6	9	1

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GLOUCESTER COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
South Harrison Twp.	15	15			1	0
Swedesboro Boro	4	4			1	0
Washington Twp.	362	286	76		20	5
Wenonah Boro	5	5			5	0
West Deptford Twp.	40	40			32	5
Westville Boro	1	1			11	0
Woodbury City	104	6	2	96	83	6
Woodbury Heights Boro	4	4			3	1
Woolwich Twp.	7	7			6	2
Total	993	809	82	102	659	64
HUDSON COUNTY						
Bayonne City	70	1	11	58	233	21
East Newark Boro	0				5	0
Guttenberg Town	15			15	72	0
Harrison Town	18	2	16		50	6
Hoboken City	19			19	697	47
Jersey City	951	71	141	739	5,000	546
Kearny Town	25	1	24		78	15
North Bergen Twp.	2		2		75	11
Secaucus Town	75	29	16	30	17	6
Union City	0				306	2
Weehawken Twp.	0				39	6
West New York Town	13		2	11	69	2
Total	1,188	104	212	872	6,641	662
HUNTERDON COUNTY						
Alexandria Twp.	21	21			1	0
Bethlehem Twp.	12	12			0	0
Bloomsbury Boro	0				0	0
Califon Boro	1	1			3	0
Clinton Town	2	2			7	0
Clinton Twp.	46	46			8	7
Delaware Twp.	28	28			0	0
East Amwell Twp.	14	14			2	0
Flemington Boro	7	7			18	2
Franklin Twp.	17	17			1	0

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HUNTERDON COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Frenchtown Boro	0				2	0
Glen Gardner Boro	32	8		24	0	1
Hampton Boro	5	5			0	0
High Bridge Boro	7	7			10	0
Holland Twp.	11	11			0	0
Kingwood Twp.	8	8			5	2
Lambertville City	2	2			11	0
Lebanon Boro	0				0	0
Lebanon Twp.	11	11			10	1
Milford Boro	0				2	0
Raritan Twp.	160	160			8	0
Readington Twp.	54	54			18	4
Stockton Boro	1	1			0	0
Tewksbury Twp.	20	20			2	1
Union Two.	8	8			5	0
West Amwell Twp.	5	5			1	0
Total	472	448		24	114	18
MERCER COUNTY						
East Windsor Twp.	50	50			34	4
Ewing Twp.	33	33			29	2
Hamilton Twp.	188	188			292	6
Hightstown Boro	3	3			18	0
Hopewell Boro	1	1			1	0
Hopewell Twp.	28	28			12	0
Lawrence Twp.	112	112			25	4
Pennington Boro	0				1	1
Princeton Boro	27	10		17	33	2
Princeton Twp.	41	41			17	1
Trenton City	2	2			576	59
Washington Twp.	12	12			15	0
West Windsor Twp.	15	15			16	1
Total	512	495		17	1,069	80

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MIDDLESEX COUNTY	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Carteret Boro	5	5			360	3
Cranbury Twp.	17	17			5	1
Dunellen Boro	2	2			8	0
East Brunswick Twp.	298	144		154	52	4
Edison Twp.	264	262	2		93	2
Helmetta Boro	4	4			0	0
Highland Park Boro	0				14	1
Jamesburg Boro	48	6	2	40	22	1
Metuchen Boro	7	7			28	3
Middlesex Boro	26	16	10		10	0
Milltown Boro	1	1			6	1
Monroe Twp.	187	187			7	0
New Brunswick City	0				459	34
North Brunswick Twp.	52	46	6		58	1
* Old Bridge Twp.	389	185		204	64	3
Perth Amboy City	17	5	12		203	12
Piscataway Twp.	209	103		106	118	7
Plainsboro Twp.	85	85			7	1
Sayreville Boro	11	11			42	8
South Amboy City	1	1			1	6
South Brunswick Twp.	76	30	46		82	6
South Plainfield Boro	48	30	18		67	2
South River Boro	13	13			29	2
Spotswood Boro	4	4			15	1
Woodbridge Twp.	154	35	8	111	176	7
Total	1,918	1,199	104	615	1,926	106
MONMOUTH COUNTY						
** Aberdeen Twp.	124	12		112	32	0
Allenhurst Boro	0				1	0
Alentown Boro	0				5	0
Asbury Park City	1	1			780	14
Atlantic Highlands Boro	4	4			12	1
Avon-by-the-Sea Boro	0				2	0
Belmar Boro	1	1			38	1
Bradley Beach Boro	6			6	147	1
Brielle Boro	25	25			8	0
Colts Neck Twp.	10	10			5	1

* Madison Twp. name changed to Old Bridge Twp., November 4, 1975
** Matawan Twp. name changed to Aberdeen Twp., January 1, 1978.

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MONMOUTH COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Deal Boro	4	4			2	0
Eatontown Boro	6	6			0	0
Englishtown Boro	4		4		3	0
Fair Haven Boro	4	4			6	1
Farmingdale Boro	0				6	0
Freehold Boro	3	3			51	0
Freehold Twp.	63	63			46	0
Hazlet Twp.	17	17			33	3
Highlands Boro	112	112			156	38
Holmdel Twp.	46	46			23	0
Howell Twp.	286	286			217	14
Interlaken Boro	0				0	0
Keansburg Boro	1	1			48	7
Keyport Boro	1	1			15	6
Little Silver Boro	4	4			6	0
Loch Arbour Vil.	1	1			0	0
Long Branch City	163	61	2	100	402	53
Manalapan Twp.	429	129	48	252	37	7
Manasquan Boro	14	14			18	0
Marlboro Twp.	258	258			5	0
Matawan Boro	15	15			30	0
Middletown Twp.	283	245	6	32	101	15
Millstone Twp.	29	29			14	0
Monmouth Beach Boro	19	6		13	8	2
Neptune Twp.	186	15		171	5	0
Neptune City Boro	2	2			10	0
Ocean Twp.	47	47			17	6
Oceanport Boro	45	45			48	3
Red Bank Boro	2	2			81	2
Roosevelt Boro	0				0	0
Rumson Boro	5	5			13	0
Sea Bright Boro	5	5			45	8
Sea Girt Boro	3	3			6	0
Shrewsbury Boro	5	5			17	0
Shrewsbury Twp.	0				0	0
South Belmar Boro	4	4			23	3
Spring Lake Boro	10	10			0	0
Spring Lake Heights Boro	2	2			13	1
* Tinton Falls Boro	7	7			20	2
Union Beach Boro	1	1			17	2

* New Shrewsbury Boro name changed to Tinton Falls Boro, November 4, 1975.

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MONMOUTH COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Upper Freehold Twp.	7	7			8	0
Wall Twp.	83	83			60	12
West Long Branch Boro	11	11			10	0
Total	2,358	1,612	60	686	2,650	203
MORRIS COUNTY						
Boonton Town	9	9			14	1
Boonton Twp.	13	13			1	0
Butler Boro	5	2	3		11	1
Chatham Boro	9	9			3	0
Chatham Twp.	9	9			12	1
Chester Boro	2	2			3	0
Chester Twp.	24	24			4	3
Denville Twp.	32	32			32	5
Dover Town	20	14	6		37	0
East Hanover Twp.	25	25			10	0
Florham Park Boro	160	145	3	12	21	0
Hanover Twp.	18	18			29	2
Harding Twp.	51	51			1	0
Jefferson Twp.	21	21			35	2
Kinnelon Boro	29	29			2	0
Lincoln Park Boro	5	5			13	1
Madison Boro	70	66	4		29	4
Mendham Boro	38	36	2		2	0
Mendham Twp.	8	8			4	1
Mine Hill Twp.	12	12			6	1
Montville Twp.	50	50			8	0
Morris Twp.	265	165		100	14	19
Morris Plains Boro	7	7			24	0
Morristown Town	7	2	5		241	4
Mountain Lakes Boro	8	8			5	0
Mt. Arlington Boro	2	2			19	2
Mt. Olive Twp.	15	15			67	6
Netcong Boro	0				12	0
Parsippany-Troy Hills Twp.	265	73		192	68	6
Passaic Twp.	33	33			3	0
Pequannock Twp.	13	13			14	0
Randolph Twp.	79	79			80	5
Riverdale Boro	2	2			5	1
Rockaway Boro	3	3			6	0
Rockaway Twp.	21	21			38	1

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	Dwelling Units Authorized				Residential Demolitions	
MORRIS COUNTY (Cont'd)	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Roxbury Twp.	58	58			46	1
Victory Gardens Boro	80			80	0	0
Washington Twp.	213	213			22	0
Wharton Boro	92	90	2		1	1
Total	1,773	1,364	25	384	942	68
OCEAN COUNTY						
* Barnegat Twp.	62	60	2		28	0
Barnegat Light Boro	39	37	2		2	0
Bay Head Boro	7	7			4	0
Beach Haven Boro	41	13	4	24	11	1
Beachwood Boro	60	60			16	2
Berkeley Twp.	495	495			16	15
Brick Twp.	326	326			100	14
Dover Twp.	341	314	8	19	252	16
Eagleswood Twp.	5	5			8	0
Harvey Cedars Boro	32	32			1	0
Island Heights Boro	4	4			8	0
Jackson Twp.	84	84			42	12
Lacey Twp.	92	92			18	1
Lakehurst Boro	0				14	0
Lakewood Twp.	251	70		181	288	31
Lavallette Boro	10	6	4		21	2
Little Egg Harbor Twp.	102	102			15	0
Long Beach Twp.	160	160			46	2
Manchester Twp.	516	297	219		2	1
Mantoloking Boro	3	3			0	0
Ocean Twp.	19	19			5	0
Ocean Gate Boro	2	2			9	0
Pine Beach Boro	5	5			0	0
Plumsted Twp.	8	8			21	1
Point Pleasant Boro	60	56	4		37	0
Point Pleasant Beach Boro	9	9			25	3
Seaside Heights Boro	4	2	2		77	9
Seaside Park Boro	20	4	16		25	5
Ship Bottom Boro	15	15			40	2
South Toms River Boro	0				6	1

* Union Twp. name changed to Barnegat Twp., January 1, 1977.

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OCEAN COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Stafford Twp.	157	157			10	2
Surf City Boro	10	10			2	0
Tuckerton Boro	11	11			34	0
Total	2,950	2,465	261	224	1,183	120
PASSAIC COUNTY						
Bloomingdale Boro	11	11			7	0
Clifton City	190	62	14	114	26	7
Haledon Boro	0				5	0
Hawthrone Boro	21	19	2		55	3
Little Falls Twp.	15	11	4		22	7
North Haledon Boro	7	7			10	1
Passaic City	0				617	43
Paterson City	160	5	4	151	3,192	408
Pompton Lakes Boro	4	2	2		9	0
Prospect Park Boro	0				2	0
Ringwood Boro	35	35			15	2
Totowa Boro	10	10			9	1
Wanaque Boro	25	25			2	8
Wayne Twp.	127	127			217	26
West Milford Twp.	45	45			56	9
West Paterson Boro	11	5	6		11	1
Total	661	364	32	265	4,255	516
SALEM COUNTY						
Alloway Twp.	11	11			22	0
* Carneys Point Twp.	12	12			21	0
Elmer Boro	0				0	0
Elsinboro Twp.	0				4	3
Lower Alloways Creek Twp.	7	7			23	0
Mannington Twp.	0				2	0
Oldmans Twp.	3	3			4	0
Penns Grove Boro	7	7			94	20
Pennsville Twp.	11	11			37	0
Pilesgrove Twp.	9	9			68	2

* Upper Penns Neck Twp. name changed to Carneys Point Twp., November 10, 1975.

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SALEM COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Pittsgrove Twp.	62	62			19	1
Quinton Twp.	4	4			14	0
Salem City	25	1	24		0	0
Upper Pittsgrove Twp.	11	11			6	0
Woodstown Boro	8	8			4	0
Total	170	146	24		318	26
SOMERSET COUNTY						
Bedminster Twp.	4	4			9	1
Bernards Twp.	17	17			9	0
Bernardsville Boro	21	21			14	0
Bound Brook Boro	1	1			21	0
Branchburg Twp.	14	14			7	2
Bridgewater Twp.	30	30			83	13
Far Hills Boro	0				1	0
Franklin Twp.	100	68		32	77	11
Green Brook Twp.	14	14			5	0
Hillsborough Twp.	137	137			47	3
Manville Boro	25	9	16		5	2
Millstone Boro	0				0	0
Montgomery Twp.	22	22			4	1
North Plainfield Boro	5	5			69	0
Peapack-Gladstone Boro	7	4	3		26	0
Raritan Boro	18	6	12		13	0
Rocky Hill Boro	0				2	1
Somerville Boro	2	2			166	10
South Bound Brook Boro	3	3			11	0
Warren Twp.	28	28			20	3
Watchung Boro	5	5			7	0
Total	453	390	31	32	596	47
SUSSEX COUNTY						
Andover Boro	1	1			0	0
Andover Twp.	14	14			6	0
Branchville Boro	1	1			0	0
Byram Twp.	16	16			1	0
Frankford Twp.	27	27			4	2

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SUSSEX COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Franklin Boro	10	4		6	4	0
Fredon Twp.	16	16			3	1
Green Twp.	12	12			1	0
Hamburg Boro	2	2			19	0
Hampton Twp.	12	12			0	0
Hardyston Twp.	23	23			1	1
Hopatcong boro	13	13			121	18
Lafayette Twp.	8	8			1	4
Montague Twp.	7	7			60	4
Newton Town	4	4			49	2
Ogdensburg Boro	1	1			1	0
Sandyston Twp.	5	5			0	0
Sparta Twp.	42	42			24	11
Stanhope Boro	0				0	0
Stillwater Twp.	18	18			4	1
Sussex Boro	2	2			10	0
Vernon Twp.	104	92		12	8	0
Walpack Twp.	0				12	0
Wantage Twp.	32	32			1	0
Total	370	352		18	330	44
UNION COUNTY						
Berkeley Heights Twp.	14	14			16	0
Clark Twp.	15	15			28	2
Cranford Twp.	11	5	6		44	5
Elizabeth City	13	3	10		685	88
Fanwood Boro	3	3			6	0
Garwood Boro	5	3	2		11	0
Hillside Twp.	0				84	0
Kenilworth Boro	19	1	18		26	8
Linden City	35	5	12	18	139	9
Mountainside Boro	8	8			9	2
New Providence Boro	6	4	2		29	2
Plainfield City	11	11			462	60
Rahway City	25	23	2		90	8
Roselle Boro	1	1			58	5
Roselle Park Boro	4	2	2		20	0

NEW JERSEY
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
ANNUAL SUMMARY
1980

UNION COUNTY (Cont'd)	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1970-1979	1980
Scotch Plains Twp.	43	43			49	5
Springfield Twp.	22	22			34	4
Summit City	41	7	34		145	10
Union Twp.	21	11	10		77	3
Westfield Town	22	4	18		2	1
Winfield Twp.	0				0	0
Total	319	185	116	18	2,014	212
WARREN COUNTY						
Allamuchy Twp.	4	4			12	0
Alpha Boro	5	5			0	0
Belvidere Town	0				3	0
Blairstown Twp.	22	22			2	0
Franklin Twp.	2	2			3	1
Frelinghuysen Twp.	7	7			0	0
Greenwich Twp.	0				2	0
Hackettstown Town	2	2			25	0
Hardwick Twp.	12	12			2	1
Harmony Twp.	5	5			0	4
Hope Twp.	6	6			0	0
Independence Twp.	5	5			7	0
Knowlton Twp.	12	12			3	0
Liberty Twp.	3	3			2	2
Lopatcong Twp.	1	1			12	0
Mansfield Twp.	6	6			0	1
Oxford Twp.	5	5			3	0
Pahaquarry Twp.	0				0	0
Phillipsburg Town	3	3			37	1
Pohatcong	0				1	0
Washington Boro	5	5			8	0
Washington Twp.	10	10			5	0
White Twp.	9	9			10	2
Total	124	124			137	12

TECHNICAL NOTES

Source of the Data:

The statistics presented in this report are based on data derived from monthly reports submitted by local building inspectors in all New Jersey municipalities that issue building permits for residential construction. The Division of Planning and Research cooperates with the U.S. Bureau of the Census in this program, the state agency surveying 20% and the Federal 80% of the state's municipalities.

Definitions of Terms:

1) Dwelling unit (or housing unit): A house or apartment unit intended for occupancy as separate living quarters and having either: a) a kitchen or cooking facilities,
   or
   b) direct access from the outside or through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are excluded.

2) Single-family hosue: A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3) Two-family house: A house with two housing units. If built side-by-side they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4) Three and four family buildings: Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance.

5) Apartment buildings: Each building contains five or more housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6) Publicly-owned housing units: Includes all housing units owned by Federal, state and local government, public housing authorities, and on military reservations, except barracks.

7) Additions and alterations: Includes all additions and alterations to the types of building listed above, including most conversitons.

8) Demolitions: Includes all permits issued for demolition or razing of housekeeping units in residential buildings, whether privately or publicly owned.

Limitations of the Data:

1) Building permit data reflect planned construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2) Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the actual dollar amount of construction involved.

3) Since only the number of permits and the estimated costs of construction are collected in the case of additions and alterations, no information is available concerning the change in number of dwelling units that might result from conversions of residential properties. Housing units created from converting nonresidential structures are tabulated and included in this report.

4) The following three municipalities do not issue building permtis:

Audubon Park - Camden County

Walpack Twp. - Sussex County

Pahaquarry Twp. - Warren County